161.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,300 / 927,300
					USE VALUE:	927,300 / 927,300
					ASSESSED:	927,300 / 927,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IOAKIMIDIS JOHN S & ALTHEA S
Owner 2:	
Owner 3:	
Street 1:	12 PROSPECT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IOAKIMIDIS STAVROS & KATINA -
Owner 2:	-
Street 1:	12 PROSPECT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,808 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Clapboard Exterior and 2486 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11808.000	380,200	5,100	542,000	927,300
Total Card	0.271	380,200	5,100	542,000	927,300
Total Parcel	0.271	380,200	5,100	542,000	927,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.07 | /Parcel: 373.0

Legal Description

User Acct 107752

GIS Ref

GIS Ref

Insp Date 06/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 161.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,200	5100	11,808.	542,000	927,300	927,300	Year End Roll	12/18/2019
2019	101	FV	288,700	5100	11,808.	542,000	835,800	835,800	Year End Roll	1/3/2019
2018	101	FV	288,700	5100	11,808.	480,000	773,800	773,800	Year End Roll	12/20/2017
2017	101	FV	288,700	5100	11,808.	402,600	696,400	696,400	Year End Roll	1/3/2017
2016	101	FV	288,700	5100	11,808.	402,600	696,400	696,400	Year End	1/4/2016
2015	101	FV	272,700	5100	11,808.	348,400	626,200	626,200	Year End Roll	12/11/2014
2014	101	FV	272,700	5100	11,808.	336,800	614,600	614,600	Year End Roll	12/16/2013
2013	101	FV	272,700	5100	11,808.	320,500	598,300	598,300		12/13/2012

!12621!

PRINT

Date	Time
12/11/20	02:41:36

LAST REV

Date	Time
06/28/18	18:08:38

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12621

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IOAKIMIDIS STAV	66414-199		11/20/2015	Family	600,000	No	No		
IOAKIMIDIS STAV	59481-594		7/9/2012	Convenience	10	No	No		
	18309-593		7/1/1987		174,999	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/1993	131		15,000					14X26 FAM ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	TTL REFUSAL	BS	Barbara S
12/31/2008	Meas/Inspect	336	PATRIOT
12/9/1999	Mailer Sent		
11/24/1999	Measured	263	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107752
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11808		Sq. Ft.	Site		0	70.	0.66	8									541,967						542,000	

Total AC/HA:	0.27107	Total SF/SM:	11808	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 541,967	Spl Credit	Total: 542,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23988760
Const Adj.:	1.00999999
Adj $ / SQ:	162.797
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467118
Depreciation:	86884
Depreciated Total:	380234

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

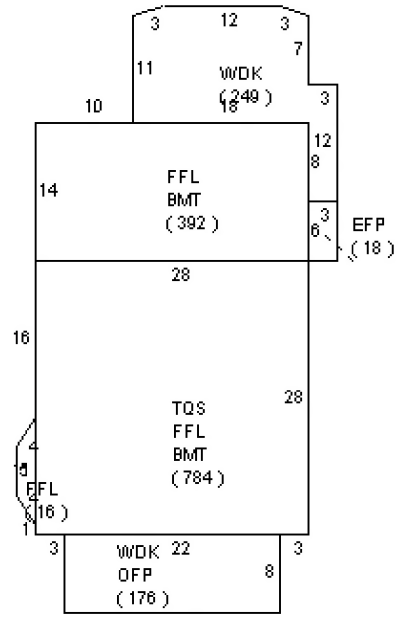
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,192	162.800	194,054
BMT	Basement	1,176	67.890	79,834
TQS	3/4 Story	588	162.800	95,725
WDK	Deck	425	8.440	3,586
OFP	Open Porch	176	26.130	4,600
EFP	Enclos Porch	18	73.330	1,320

Net Sketched Area: 3,575 | Total: 379,119

Size Ad 1780 | Gross Are 3771 | FinArea 2486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	162.80
Special Features:	0	Val/Su Net:	106.35
Final Total:	380200	Val/Su SzAd	213.60

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

161.0-0005-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1921	21.25	T	40	101			5,100			5,100
2	Frame Shed	D	Y	2	8X10	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100